

Ordinance 2025-01

ORDINANCE ACCEPTING THE ANNEXATION PETITION OF PIPELINE  
BOOMER PROPERTIES, LLC, Lot 7A of Amended Plat of Tract A of  
Middle Creek Meadows No. 3 - 40 SPANISH PEAK DRIVE, BOZEMAN,  
MT 59718, GALLATIN COUNTY MONTANA INTO THE FOUR  
CORNERS WATER & SEWER DISTRICT-  
SEWER ONLY

WHEREAS, PIPELINE BOOMER PROPERTIES LLC, a Texas limited liability company with address of 20900 Whispering Pines, Missoula MT 59808 as owner of the Property described herein, submitted a petition for annexation of a parcel of land described as Lot 7A of Amended Plat of Tract A of Middle Creek Meadows No. 3, located in the SW1/2 of Section 12, T02 S, R04 E, Gallatin County Montana (Plat Reference: J-81-A) hereinafter also referred to as "Property" requesting that the Property be annexed into the Four Corners County Water and Sewer District to connect to *sewer service only*; and

WHEREAS, the Property is contiguous to the District boundary; and

WHEREAS, on January 21, 2025 at a duly noticed meeting of the Board of Directors, the Board considered the Petition to annex the Property as contiguous property and determined that the systems will have sufficient future capacity to provide service to the Property.

WHEREAS, the PIPELINE BOOMER PROPERTIES LLC, agrees to pay the sewer capacity fee for five (5) Equivalent Dwelling Units ("EDUs"), with an EDU equal to a maximum daily flow of 800 gallons per day and average daily flow of 160 gallons per day per EDU. The District shall not provide sewer service in excess of the capacity provided herein. The District shall not provide water and shall not provide water service for any purposes.

NOW THEREFORE, the Board by passage of this ordinance does agree to annex the Property described as Lot 7A of Amended Plat of Tract A of Middle Creek Meadows No. 3, located in the SW1/2 of Section 12, T02 S, R04 E, Gallatin County into the District to provide sewer service to the Property not to exceed equal to a maximum daily flow of 800 gallons a day and average daily flow of 160 gallons per day per EDU (Five EDUs). All recitals set forth above are incorporated herein as if fully set forth herein.

ADOPTED by the Board of Directors of the Four Corners County Water and Sewer District after first reading on Feb 18, 2025 with a vote of 3 in favor and 0 against and second reading on April 15, 2025 with a vote of 5 in favor and 0 against. This Ordinance shall be in effect 30 days after the date of the second reading.

1<sup>st</sup> Read and approved:

Four Corner's County Water and Sewer District

Dated: Feb 18, 2025

Nancy A. Filikema  
Its: President

Attested: Wally Krenke  
Secretary

2<sup>nd</sup> Read and approved:

Four Corner's County Water and Sewer District

Dated: April 15, 2025

Nancy A. Filikema  
Its: President

Attested: Wally Krenke  
Secretary